



Appendix C – Build Out Calculations – Longmont Planning Area

The Comprehensive Plan Map identifies land uses for all areas within the Longmont Planning Area. Table C-1 summarizes the existing and projected new residential and non-residential land uses and indicates what the potential buildout of households, population, commercial and employment building space and jobs would be citywide for Longmont, given this land use plan and current assumptions. The analysis does not take into account market demand for various land uses, or rates of buildout. The table is based on Geographic Information System analysis of the Comprehensive Plan Map.

Table C-1 - Citywide Buildout Projections

Total Build Out Potential - Longmont Planning Area			
	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	12,720	5,112	17,832
Households (units)	35,873	9,694	45,567
Population (people)	90,698	24,316	115,014
Commercial Building Space (sf)	6,377,851	5,265,902	11,643,753
Commercial Jobs	12,804	12,638	25,442
Industrial/Economic Development Building Space (sf)	14,637,175	14,044,954	28,682,129
Industrial/Economic Development Jobs	23,769	27,528	51,297
Total Jobs	36,573	40,166	76,739

Sources: City of Longmont GIS Data, Comprehensive Plan Map (July 2014).

American Community Survey 5-year estimates (2008 – 2012), City of Longmont building permit data through July 2014.

Assumptions

Non-Residential (Floor-Area-Ratio (FAR) and Jobs)

Commercial	0.2 FAR	3 jobs per 1,000 square feet - 80% net
Industrial/Economic Development	0.23 FAR	2.45 jobs per 1,000 square feet - 80% net
Mixed Use Corridor (assumes 3/4 comm; 1/4 ind/econ dev for the Longmont Tech and McLane neighborhoods; numbers for the Terry Lake Area are based on sub area information contained in the <i>Highway 66 Mixed Use Corridor Framework Master Plan and Design Guidelines</i> , adopted August 30, 2006)	0.21 FAR*	per commercial and industrial (above)
	*an average of commercial and industrial at 3:1 ratio	

Residential Density

Ultra Low Density Residential	0.2	dwelling units/acre (du/ac)
Very Low Density Residential	1.0	du/ac
Low Density Residential	3.3	du/ac
Medium Density Residential	6.5	du/ac
High Density Residential	14.5	du/ac

Housing Occupancy Rate	2.57	persons/household (American Community Survey 5-year estimate 2008 – 2012)
Residential Net	97.6%	

The City currently contains 35,873 households, with a population of 90,698 persons (July 2014 estimate). The development of remaining lands in Longmont would result in approximately 9,694 new households, and an addition of 24,316 new residents. Total buildout would support a total of 45,567 households and a residential population of 115,014 persons. Residential buildout projections are based on the various land use categories contained on the Comprehensive Plan Map, and assume a 2.4% vacancy rate and an average household size of 2.57 persons (City of Longmont, 2013 and American Community Survey 5-year estimates 2008 – 2012).

The City currently contains approximately 6.4 million square feet of existing commercial building space and 14.6 million square feet of industrial/economic development space. It is estimated that this existing space supports 12,804 jobs in the commercial sector, and 23,769 jobs in the industrial/economic development sector. Approximately 5.3 million square feet of new commercial building



space and 14.0 million square feet of new industrial building space would occur in the Longmont Planning Area according to analysis of the Comprehensive Plan Map.

Buildout of non-residential building space would be 40.3 million square feet, of which 11.6 million would be for commercial uses and 28.7 million would be for industrial/economic development uses. 40,166 new jobs would occur as a result of this building space, with a total buildout number of 76,739 jobs. Non-residential assumptions are based on the various land use categories contained on the Comprehensive Plan Map, using density and employment factors indicated at the bottom of table C-1. These assumptions are calibrated to 2002 information provided by the Longmont Area Economic Council.

According to analysis of the Comprehensive Plan Map, the jobs-to-housing balance at buildout would be 0.67.

Table C-2 provides a summary of existing and buildout of residential and non-residential land uses by each of four subareas within the City, for comparison purposes. Figure C-1 shows the location of each of these subareas.

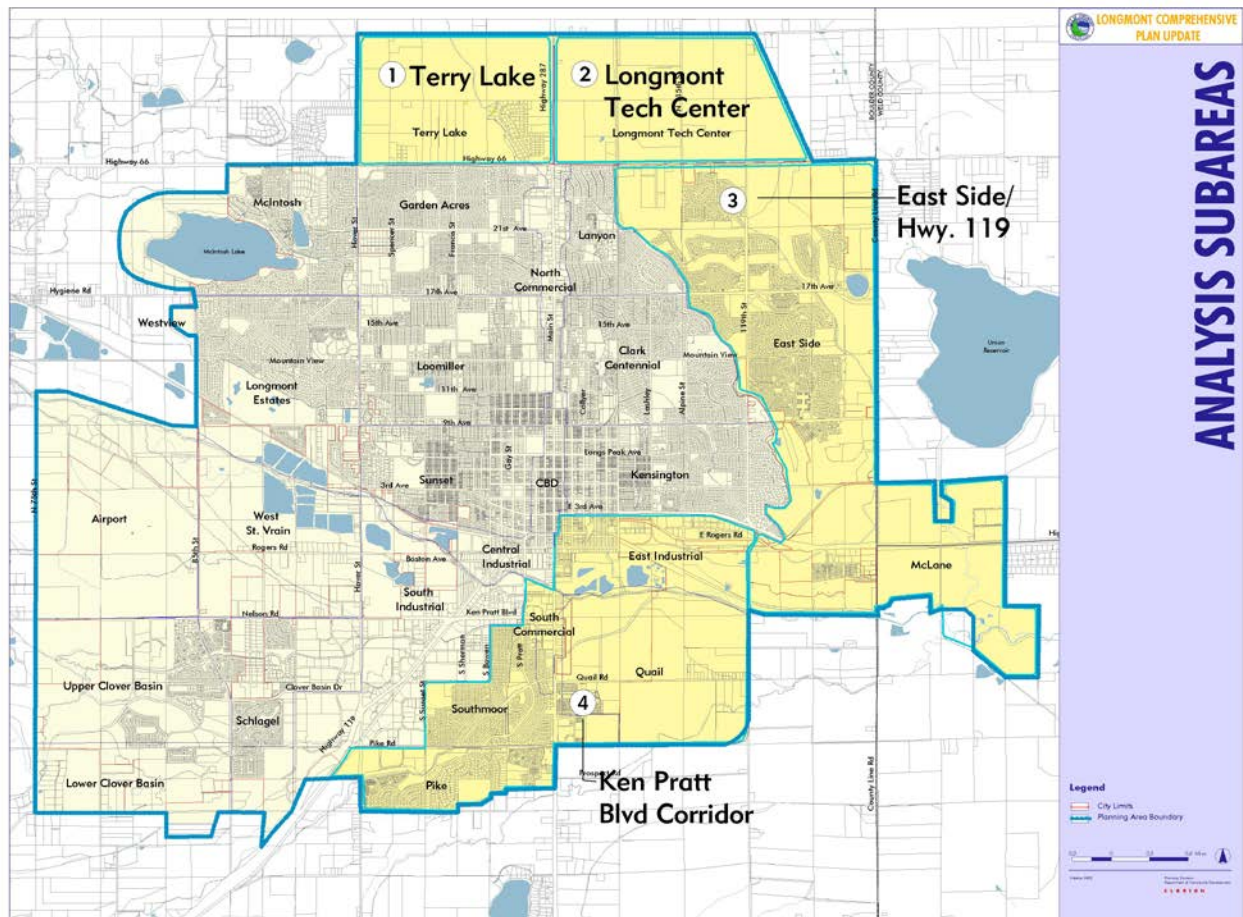


Figure C-1 - Subarea Locations



Table C-2 - Subarea Buildout Projections

Build Out Potential - Terry Lake Area (Subarea 1)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	119	803	922
Households (units)	115	1,239	1,354
Population (people)	283	3,051	3,335
Commercial Building Space (sf)	117,753	1,803,297	1,921,050
Commercial Jobs	288	4,959	5,247
Industrial/Economic Development Building Space (sf)	0	0	0
Industrial/Economic Development Jobs	0	0	0
Total Jobs	288	4,959	5,247

Build Out Potential - Longmont Tech Area (Subarea 2)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	700	383	1,083
Households (units)	2	31	33
Population (people)	5	76	81
Commercial Building Space (sf)	204,909	1,201,966	1,406,875
Commercial Jobs	492	2,885	3,377
Industrial/Economic Development Building Space (sf)	0	161,700	161,700
Industrial/Economic Development Jobs	0	317	317
Total Jobs	492	3,202	3,693

Build Out Potential - East Side (Subarea 3)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	2,031	987	3,018
Households (units)	3,890	2,732	6,622
Population (people)	9,757	6,853	16,611
Commercial Building Space (sf)	270,720	1,350,405	1,621,125
Commercial Jobs	650	3,241	3,891
Industrial/Economic Development Building Space (sf)	1,488,222	2,365,614	3,853,836
Industrial/Economic Development Jobs	2,917	4,637	7,554
Total Jobs	3,567	7,878	11,444

Build Out Potential - Ken Pratt (Subarea 4)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	1,503	765	2,268
Households (units)	2,635	2,152	4,787
Population (people)	6,609	5,399	12,008
Commercial Building Space (sf)	1,020,015	554,582	1,574,597
Commercial Jobs	2,448	1,331	3,779
Industrial/Economic Development Building Space (sf)	2,393,148	2,246,867	4,640,015
Industrial/Economic Development Jobs	4,691	4,404	9,094
Total Jobs	7,139	5,735	12,873

Sources: City of Longmont GIS Data, Comprehensive Plan Map (July 2014).

American Community Survey 5-year estimates (2008 – 2012), City of Longmont building permit data through July 2014.

Assumptions**Non-Residential (Floor-Area-Ratio (FAR) and Jobs)**

Commercial
Industrial/Economic Development
Mixed Use Corridor (assumes 3/4 comm; 1/4 ind/econ dev for the Longmont Tech and McLane neighborhoods; numbers for the Terry Lake Area are based on sub area information contained in the *Highway 66 Mixed Use Corridor Framework Master Plan and Design Guidelines*, adopted August 30, 2006)

0.2 FAR
0.23 FAR
0.21 FAR*
3 jobs per 1,000 square feet - 80% net
2.45 jobs per 1,000 square feet - 80% net
per commercial and industrial (above)
*an average of commercial and industrial at 3:1 ratio

Residential Density

Ultra Low Density Residential 0.2 dwelling units/acre (du/ac)
Very Low Density Residential 1.0 du/ac
Low Density Residential 3.3 du/ac
Medium Density Residential 6.5 du/ac
High Density Residential 14.5 du/ac

Housing Occupancy Rate 2.57 persons/household (American Community Survey 5-year estimate 2008 – 2012)
Residential Net 97.6%